

ADMINISTRATIVE REVIEW TEAM**MEETING MINUTES****JUNE 13, 2013**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

Attendees

Steve Langworthy, Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; Steve Farmer, Police Lieutenant; Dan Phillabaum, Senior Planner; Claudia Husak, Planner II; Jonathan Lee, Planning Assistant; Stephen Caplinger, Creative Design + Planning; Kerry Reeds, MKSK Landscape Architecture/Urban Design/Planning; Caitlin Kelleher, Advanced Sign Group; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

Determination**1. 13-051MPR – BSC Sawmill Center Neighborhood District – AMC Theater – Signs – 6700 Village Parkway**

Jonathan Lee said this is a request for two new permanent wall signs to replace existing wall signs for an existing movie theater in the Dublin Village Center, at the southeast corner of the intersection of Tuller Road and Village Parkway. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Mr. Lee said the applicant is proposing to replace two existing wall signs on the east and south building elevations. The area, colors, lighting and location for both signs were approved by the Planning and Zoning Commission as part of a Corridor Development District application in 1986. In 1987 the Board of Zoning Appeals approved a variance allowing both signs to exceed the maximum height restriction of 15 feet, with the sign along the south elevation permitted to be installed at 25 feet above grade, and the sign along the east elevation at 18 feet above grade.

Mr. Lee said the Bridge Street District zoning regulations allow this single tenant building a maximum of one building-mounted sign per street frontage. Pending approval of the street network plat application (13-052PP), an additional frontage may ultimately be created for this building, permitting the applicant a total of two building-mounted signs. The applicant is proposing to replace the existing 63.25 square foot wall sign over the entrance with a 36.25 square foot internally illuminated wall sign and replace the existing 78.75 square foot wall sign located on the south elevation, facing Village Parkway, with a 49.5 square foot internally illuminated wall sign.

Mr. Lee said this application meets all the applicable review standards and approval of this Minor Project Review application is recommended with two conditions:

1. That the proposed wall sign along the east elevation of the building not be installed until the Final Plat for the Dublin Village Center is recorded; and
2. That the size of the proposed wall sign along the south elevation of the building be proportionally modified to not exceed the maximum permitted size (approximately 24.75 square feet).

Caitlin Kelleher, Advanced Sign Group, said they will most likely be okay with either modifying the size of

the proposed sign on the south elevation or thinking through their options but the sign on the east elevation is most concerning as it needs to be up by the time of the theater re-opening in July, so she requested options to making the changes to the sign on the east elevation prior to the Final Plat recording..

Mr. Lee explained that one option would be performing maintenance on the sign, which could involve replacing the internal lighting, the letter faces and removing the "18 Theaters" portion of the sign and moving the "AMC" portion of the sign. He said there were also the options of pursuing a variance or a master sign plan that would go before Planning and Zoning Commission.

Ms. Kelleher said there may be some concerns with removing the "18" on the south elevation sign and the "AMC" portion remaining in its existing spot as it would not be aligned with the edge of the façade but they could think through their options and reiterated they were most concerned with having to wait to replace the sign on the east elevation above the main entrance.

Ms. Gilger asked if there was any time table on approval of the Final Plat and if there was a way to condition an approval that would allow the applicant to not have to wait an indefinite amount of time to replace the wall sign along the east elevation as there is no date set for approval of the Final Plat.

Mr. Langworthy said the approval has to be tied to the plat process and the ART could tie the approval of the signs to the preliminary plat to accommodate the request for installation prior to the July re-opening. ART members agreed with this approach to modify the proposed condition.

Dave Marshall asked that they provide UL listings and labels when submitting the application for the sign permit.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application with two conditions.

1. That the proposed wall sign along the east elevation of the building not be installed until the Preliminary Plat for the Dublin Village Center is approved by City Council; and
2. That the size of the proposed wall sign along the south elevation of the building be proportionally modified to not exceed the maximum permitted size (approximately 24.75 square feet).

Case Introductions

2. 13-055SP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building

Dan Phillabaum introduced this request for review and approval of a 324-unit podium apartment building and associated site improvements, including approximately 468 parking spaces and approximately 0.73 acres of publicly accessible open space to be constructed on a 6.4 acre site in the BSC Sawmill Center Neighborhood District. This is a request for Site Plan Review under the provisions of Zoning Code Section 153.066(F).

Mr. Phillabaum said the Site Plan is generally consistent with the approved Basic Plan with respect to the site related elements such as engineering and utilities, open space locations, and parking.

Mr. Phillabaum said that he and Rachel Ray have compiled a list of additional information that will be needed for the ART to make a determination on the application, and that it would be forwarded to the applicant. He wanted to compile a consolidated list of comments, questions and concerns from all departments to provide the applicant as soon as was available. He asked if there were issues or conditions from the Basic Plan that the ART wished to discuss at this time.

Alan Perkins said the applicant would need to add two additional fire hydrants; one on the west side of

the building within the mid-block pedestrian bump out and the other at the northeast corner of Shields Parkway and Proposed Street 3 on the east side of the site.

Steve Farmer said that Police is concerned with safety within the parking areas and pocket parks. Mr. Phillabaum said he had also noted that a lighting plan for the parking lots and podium parking area is needed and asked the applicant for photometric calculations.

Mr. Harpham said they have been working with Brad Parrish and that he has been very proactive with regards to Building Code compliance.

Mr. Phillabaum said much of the additional information provided in the Site Plan application relates to the architecture. All floor plans, roof plans, elevation and wall sections have been included as well as details for metal and vinyl window options on both siding and brick façades. He asked the applicant to provide additional information on how these windows were proposed to be trimmed out, such as photographs and local examples where they have been installed according to the specifications provided. He added that Mark Ford would be brought on as an architectural consultant to review various aspects of the building for architectural appropriateness.

Mr. Phillabaum said the condition of approval of the Basic Plan to provide the total amount of open space required was being worked out through the development agreement.

Fred Hahn asked for additional details on the design of the pocket park provided to the west of the building to determine if it can be considered usable space. He asked how often and for how long it would typically be filled with water.

Mr. Perkins noted that the tree proposed within the pocket plazas and near the corners of the building should be selected to accommodate ladders over the tree canopy from ladder trucks setting up at those locations.

Ms. Cox said she still needs storm water calculations were not provided in the Site Plan application materials, but believed that they had been submitted with a permit application for site work.

Mr. Phillabaum said that specifications on the proposed benches, bike racks and other site furnishings were needed.

Ms. Cox said they are working on the addressing issues within the building, the main address will be 3900 John Shields Parkway with unit numbers within, but the details are not finalized. There are several addressing options that need to be worked through. Mr. Langworthy noted that the method of addressing should set the precedent for other similar projects in the Bridge Street District.

Mr. Langworthy asked if the applicants were clear on what additional details were needed based on the ART discussion, and asked them to list them.

Kerry Reeds said their list of additional items needed included: pocket park construction details, coordination of tree species, size of trees within the court yard areas, and open space amenity details. Stephen Caplinger said information was also needed on lighting fixtures and photometric plans, and examples of the windows proposed.

Mr. Langworthy asked if there were any further questions or comments from the ART members at this time. [There were none].

Mr. Phillabaum said the target deadline is Wednesday, July 3, 2013 for the Administrative Review Team determination due to the July 4th holiday.

Case Review

3. 13-049DP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road & Village Parkway

Dan Phillabaum said this is a request for review of an approximately 324-unit podium apartment building to be constructed on an approximately 6.4 acre site with approximately 7.82 acres of new public streets and 7.78 acres of off-site improvements in the BSC Sawmill Center Neighborhood District. He said this is a request for Development Plan Review by the Administrative Review Team under the provisions of Zoning Code Section 153.066(E).

Mr. Phillabaum said the design details of the street elements of the Development Plan were being reviewed and modified with the applicants. He said one of the key elements of this is the inclusion of designated bikeways along John Shields Parkway as conditioned by the Planning and Zoning Commission. The ART reviewed and discussed the range of potential options that could safely and effectively accommodate pedestrians, cyclists and motorists within the right-of-way.

Steve Farmer said Police is concerned that the law states that bikes are a vehicle and cannot be operated on the sidewalk and are permitted in the street. He noted that Dublin's extensive bike path system is unique in that regard, and in most communities cyclists ride in the street with motorists.

The ART clarified that cycle tracks are at the same elevation of the sidewalk, but physically separated from the sidewalk by a tree lawn. Mr. Phillabaum noted that at this time the incorporation of cycle tracks was generally limited to two major east/west streets and was to create a loop system to connect through the Bridge Street District.

Kerry Reeds and Stephen Caplinger said that at that moment the parties involved with the project were in agreement of a solution through the project area that incorporated an eight foot wide, two-way bike way on the north side of John Shields Parkway located at the same elevation as the sidewalk but separated by a tree lawn.

Mr. Phillabaum asked if the bikeway could be extended along the north side of John Shields Parkway to Sawmill Road to connect to an existing path along the west side of Sawmill Road.

Ms. Cox said they had not discussed the idea to that point and it would require further study to determine if it would be a safe and beneficial connection. She noted that extending to Sawmill Road would require coordination with the City of Columbus.

Mr. Phillabaum said depending on the resolution of the bikeway and sidewalk on John Shields, revisions may be needed to the Development Plan drawings. He further stated that the Planning and Zoning Commission would be reviewing the Preliminary Plat on June 20th and should they have changes that might affect the final design for the Development Plan.

Mr. Phillabaum noted that a planting detail had not been provided for the street trees, and informed that applicant that he would need to coordinate with the City Forester on tree selections and planting details, including structural soil specifications as required by Code.

Ms. Husak said they need to determine street names for the project and have them submitted prior to City Council approval of the Preliminary Plat. She noted that there were signatures missing from the application as well.

Mr. Phillabaum said that the target ART determination is Thursday, June 27, 2013.

Mr. Langworthy asked if there were any further questions or comments from the ART members at this time. [There were none].

Administrative

Steve Langworthy asked for a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the June 6, 2013 meeting minutes. The minutes were accepted into the record. Mr. Langworthy confirmed there were no further items of discussion and adjourned the meeting.